

City of Cambridge, Massachusetts

Housing Market Information

**Cambridge Community Development Department
October 5, 2001**

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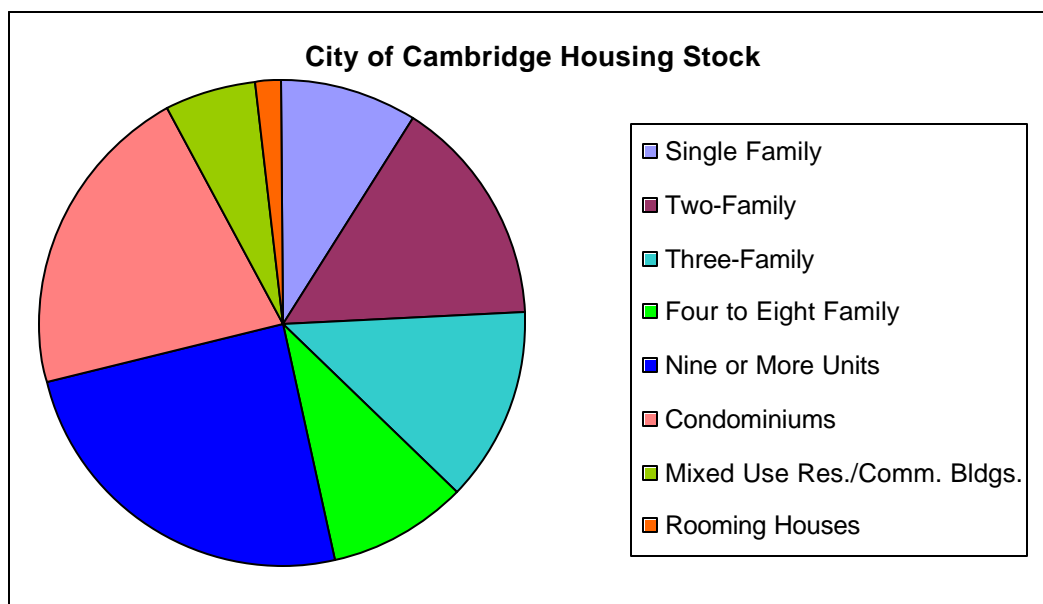
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*To obtain more information about housing in the City of Cambridge, visit our web site at
<http://www.ci.cambridge.ma.us/~CDD> or call 617/349-HOME.*

*If you have questions regarding this document, contact Clifford Cook, Planning Information
Manager, Cambridge Community Development Department, by phone at 617/349-4656 or by
email at ccook@ci.cambridge.ma.us.*

The Community Development Department TTY number is 617/349-4621.

2001 Cambridge Housing Stock Overview

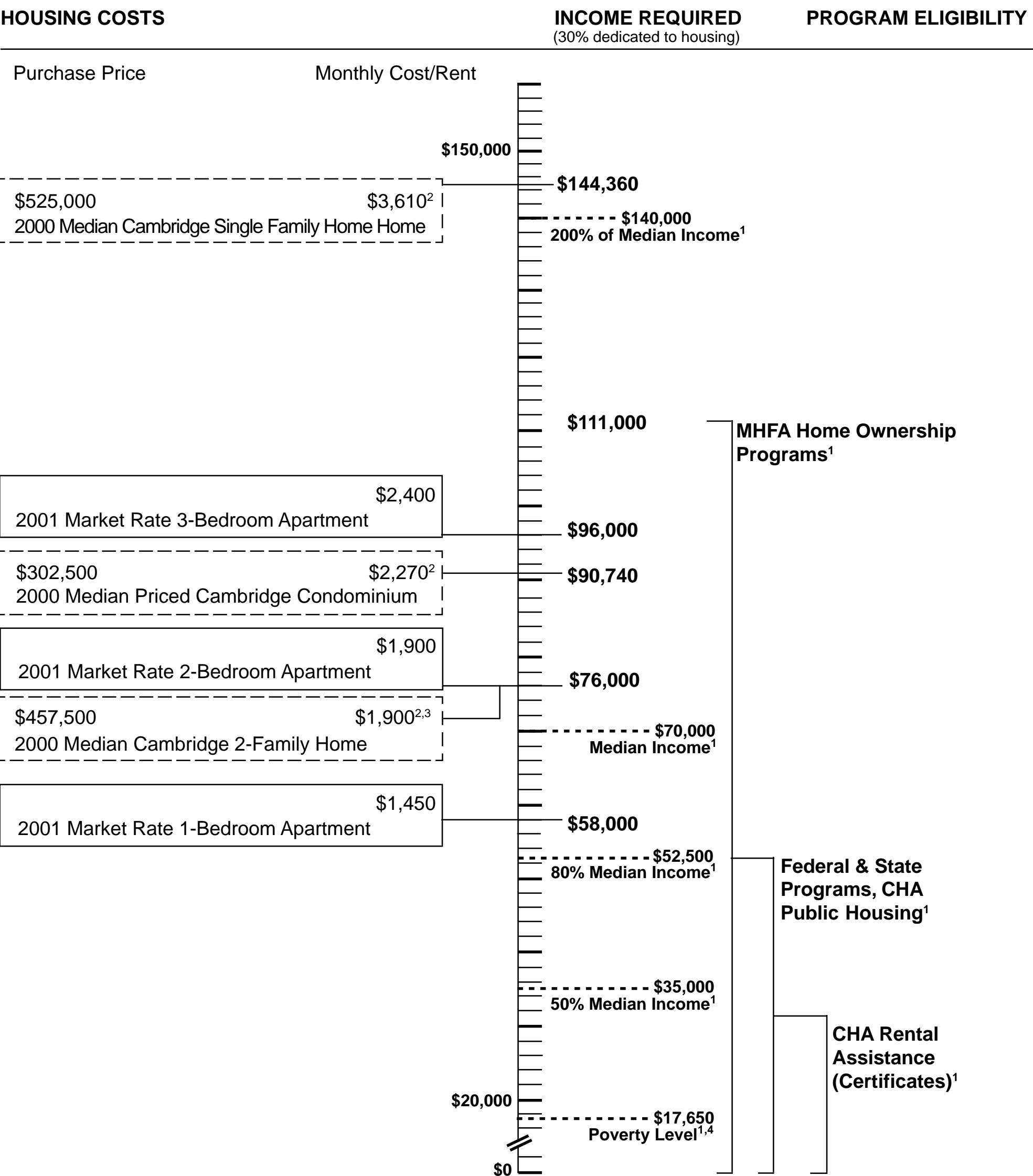
Type of Housing	Number of Bldgs. ¹	Number of Units ¹	% of Units
Single Family	3,763	3,763	9.1%
Two-Family	3,199	6,398	15.5%
Three-Family	1,758	5,274	12.7%
Four to Eight Family	750	3,724	9.0%
Nine or More Units	264	10,105	24.4%
Condominiums	1,238	8,845	21.4%
Mixed Use Res./Comm. Bldgs.	376	2,594	6.3%
Rooming Houses	40	678	1.6%
Total	11,388	41,381	100.0%



Type of Units	Number of Units ¹	% of Units
Owner Occupied - Market Rate	11,824	28.6%
Owner Occupied - Affordable ²	336	0.8%
Rental - Market Rate	22,781	55.1%
Rental - Affordable ²	6,440	15.6%
Total	41,381	100.0%

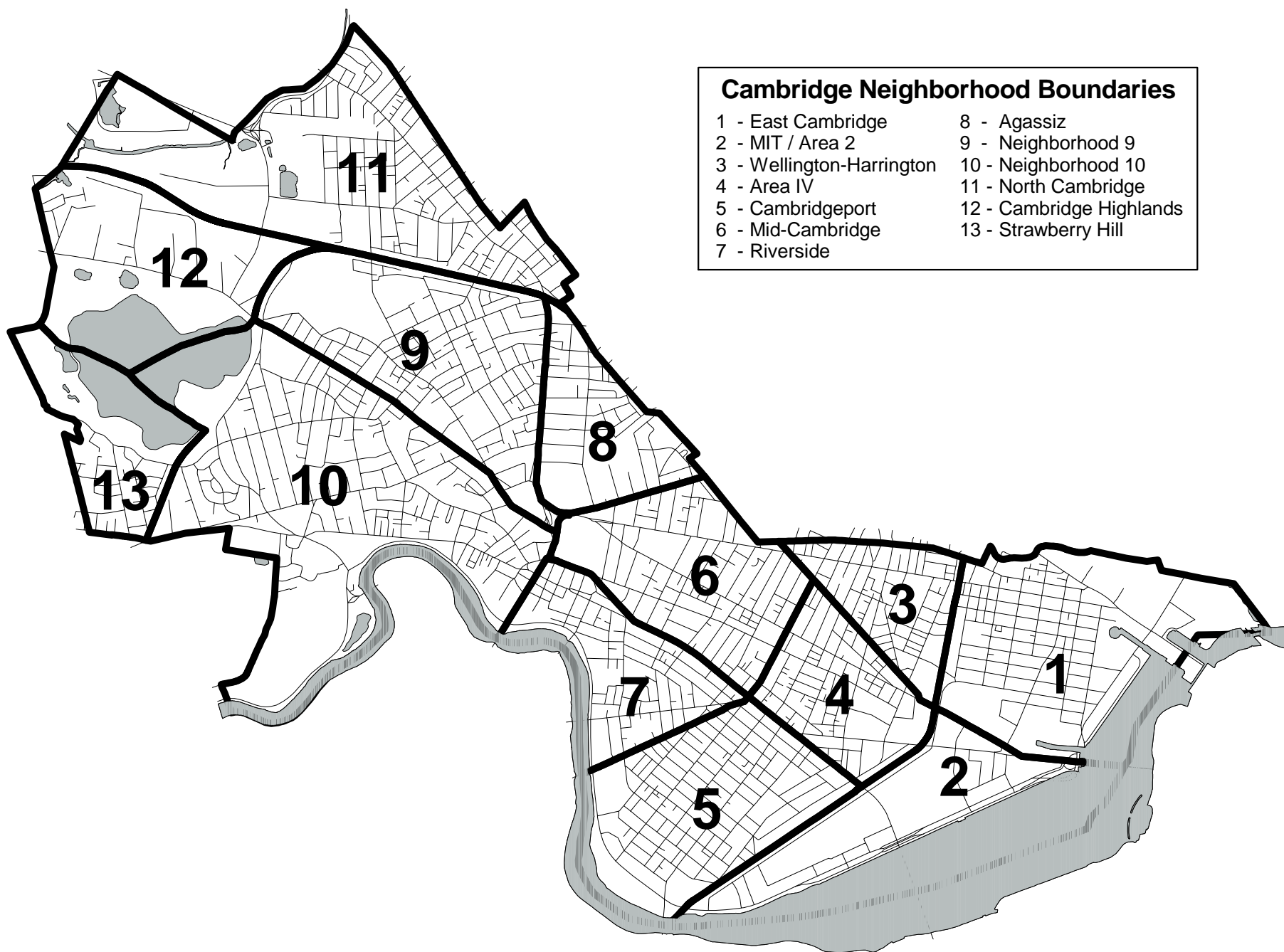
1. Above data is as of August 2001. Housing located in dormitories is not included. Note that the method used to develop these figures differs from that used in previous years; direct comparisons with previous data or similar data from other sources is unreliable.
2. Affordable housing is defined as that restricted to households earning 80% or less of median income and subject to a long term restriction regarding affordability. Figures include housing owned by the Cambridge Housing Authority and federally subsidized, privately owned developments.

Sources: Cambridge Revaluation Office, 2001;
Cambridge Community Development Department, 2001.



 Purchase Rental

¹ 4 Person Household
² Assumes 10% down payment and 7.0% interest rate and \$9.64/\$1,000 valuation real estate taxes
³ Assumes \$1,600 rental payment per month
⁴ From Federal Department of Health and Human Services poverty guidelines



Derivation of Housing Sales Information

1. The objective of the proceeding tables and charts is to indicate the median sales price for a Cambridge residence, where the purchase occurs at a rate typical of the open market at the time. Note the use of median prices, rather than mean, or average, prices. Exactly 50% of sales occurred above the median price and 50% below.
2. To develop open market median prices, certain sales were excluded from this analysis. All sales under \$10,000 were excluded. All non-arms length transactions under \$50,000 were excluded. Many non-arms length transactions over \$50,000 were also excluded. Non-arms length transactions are those where the buyer and seller have a pre-existing relationship, such as a sale between members of the same family, or where the transaction does not reflect typical market costs, such as during a foreclosure sale.
3. A common source of housing price information in the Boston area is the publication Banker and Tradesman. The median sale figures used in this document differ from those reported by Banker and Tradesman. That publication bases median prices upon all sales between \$50,000 and \$1,000,000, some of which are excluded here (i. e., certain non-arms length transactions, as described above).
4. Median sales prices from years prior to 1993 and reported here might have been developed using different methodologies, making comparisons suspect under some circumstances. However, the exclusion of most non-arms length sales appears to have been a consistent practice throughout all prior analyses.
5. All of the housing sales information provided here is derived from data provided by the Cambridge Assessor's office.

2000 Cambridge Housing Sales: Number of Sales & Median Prices by Neighborhood

	Single Family		Two Family		Three Family		1-3 Family		Condominium	
	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price
Area 1	4	\$196,000	7	\$287,000	4	\$427,500	15	\$287,000	71	\$410,000
Area 3	8	\$307,450	3	\$309,000	5	\$460,000	16	\$318,750	10	\$232,500
Area 4	9	\$399,000	5	\$325,000	3	\$279,266	17	\$398,000	20	\$198,000
Area 5	15	\$380,500	11	\$430,000	4	\$526,750	30	\$426,300	44	\$307,500
Area 6	12	\$667,500	9	\$760,000	2	\$795,000	23	\$695,000	129	\$270,000
Area 7	9	\$450,500	3	\$575,000	3	\$590,000	15	\$530,000	41	\$340,000
Area 8	5	\$675,000	3	\$972,000	1	\$1,735,000	9	\$972,000	17	\$331,000
Area 9	26	\$635,250	6	\$550,000	1	\$580,000	33	\$600,000	105	\$305,000
Area 10	33	\$825,000	18	\$703,750	4	\$880,000	55	\$760,000	59	\$336,000
Area 11	17	\$392,000	16	\$383,850	4	\$507,000	37	\$390,000	50	\$250,000
Area 12	1	\$285,000	NA	NA	NA	NA	1	\$285,000	9	\$272,500
Area 13	3	\$485,000	1	\$460,000	NA	NA	4	\$472,500	16	\$317,500
Citywide	142	\$525,000	82	\$457,500	31	\$550,000	255	\$510,000	571	\$302,500

1999 Cambridge Housing Sales: Number of Sales & Median Prices by Neighborhood

	Single Family		Two Family		Three Family		1-3 Family		Condominium	
	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price
Area 1	11	\$235,000	5	\$250,000	6	\$338,000	22	\$250,000	68	\$272,000
Area 3	16	\$254,500	7	\$235,000	3	\$359,900	26	\$254,500	10	\$210,000
Area 4	8	\$319,500	3	\$275,000	5	\$391,000	16	\$352,250	16	\$238,000
Area 5	14	\$354,250	16	\$450,000	15	\$400,000	45	\$405,000	40	\$278,000
Area 6	10	\$529,000	4	\$493,500	5	\$580,000	19	\$525,000	152	\$221,000
Area 7	6	\$344,800	4	\$362,500	4	\$437,500	14	\$379,000	35	\$260,000
Area 8	10	\$623,000	6	\$1,211,500	2	\$697,750	18	\$658,750	24	\$255,750
Area 9	30	\$759,500	12	\$468,750	6	\$586,000	48	\$586,000	111	\$265,000
Area 10	50	\$730,000	10	\$502,500	2	\$1,252,500	62	\$652,500	67	\$286,000
Area 11	27	\$258,800	10	\$332,500	5	\$405,000	42	\$274,500	64	\$269,000
Area 12	3	\$249,500	1	\$350,000	NA	NA	4	\$299,750	19	\$204,000
Area 13	2	\$260,000	4	\$410,000	NA	NA	6	\$375,750	9	\$235,000
Citywide	187	\$425,000	82	\$412,000	53	\$405,000	322	\$419,000	615	\$252,000

**1998 Cambridge Housing Sales:
Number of Sales & Median Prices by Neighborhood**

	Single Family		Two Family		Three Family		1-3 Family		Condominium	
	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price
Area 1	11	\$180,000	6	\$236,500	4	\$177,500	21	\$186,000	76	\$253,000
Area 3	16	\$208,500	3	\$234,100	5	\$269,500	24	\$209,000	7	\$137,000
Area 4	8	\$196,550	3	\$255,000	2	\$318,500	13	\$210,000	20	\$168,450
Area 5	14	\$256,000	9	\$330,000	5	\$335,000	28	\$273,500	39	\$199,000
Area 6	15	\$429,000	10	\$462,500	4	\$435,000	29	\$436,200	156	\$185,000
Area 7	8	\$365,000	4	\$366,000	3	\$285,000	15	\$360,000	48	\$232,000
Area 8	13	\$535,000	3	\$400,000	0	NA	16	\$488,750	21	\$225,000
Area 9	31	\$490,000	8	\$381,250	1	\$495,000	40	\$480,000	120	\$224,000
Area 10	35	\$742,000	18	\$548,500	2	\$660,000	55	\$670,500	53	\$257,000
Area 11	24	\$233,000	8	\$284,000	11	\$422,825	43	\$294,000	54	\$171,750
Area 12	5	\$280,000	0	NA	0	NA	5	\$280,000	8	\$205,750
Area 13	4	\$414,250	4	\$395,000	5	\$400,000	13	\$400,000	12	\$220,500
Citywide	184	\$359,500	76	\$391,500	42	\$392,500	302	\$375,000	614	\$209,000

**1997 Cambridge Housing Sales:
Number of Sales & Median Prices by Neighborhood**

	Single Family		Two Family		Three Family		1-3 Family		Condominium	
	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price
Area 1	10	\$150,500	11	\$170,000	4	\$168,000	25	\$163,000	76	\$276,000
Area 3	9	\$190,000	6	\$171,000	5	\$390,000	20	\$190,000	5	\$123,000
Area 4	4	\$169,000	6	\$231,000	6	\$224,450	16	\$217,500	19	\$120,000
Area 5	11	\$246,000	12	\$299,500	9	\$300,000	32	\$272,500	43	\$167,500
Area 6	15	\$430,000	8	\$311,000	7	\$542,000	30	\$427,500	171	\$156,000
Area 7	5	\$179,000	2	\$277,500	4	\$311,500	11	\$236,800	36	\$179,000
Area 8	8	\$452,500	3	\$503,000	6	\$450,000	17	\$450,000	24	\$191,500
Area 9	17	\$495,000	14	\$352,625	2	\$690,000	33	\$385,000	132	\$161,400
Area 10	47	\$715,000	24	\$413,750	4	\$513,750	75	\$565,000	66	\$255,000
Area 11	35	\$194,000	19	\$273,000	9	\$280,000	63	\$233,400	50	\$160,000
Area 12	2	\$286,000	1	\$360,000	0	NA	3	\$360,000	1	\$272,000
Area 13	4	\$220,750	4	\$286,000	1	\$390,000	9	\$227,000	15	\$217,000
Citywide	167	\$347,500	110	\$301,000	57	\$300,000	334	\$308,500	638	\$177,500

**1996 Cambridge Housing Sales:
Number of Sales & Median Prices by Neighborhood**

	Single Family		Two Family		Three Family		1-3 Family		Condominium	
	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price
Area 1	12	\$133,375	7	\$190,000	3	\$200,000	22	\$148,500	64	\$241,250
Area 3	10	\$164,125	4	\$215,725	7	\$205,000	21	\$184,000	7	\$180,000
Area 4	5	\$133,000	8	\$179,500	6	\$235,000	19	\$184,000	7	\$132,000
Area 5	12	\$246,000	5	\$258,000	8	\$215,000	25	\$225,000	23	\$147,000
Area 6	12	\$408,000	7	\$430,000	1	\$300,000	20	\$425,000	167	\$160,000
Area 7	10	\$198,225	3	\$182,800	3	\$235,000	16	\$202,725	32	\$182,500
Area 8	12	\$466,500	2	\$347,500	3	\$435,000	17	\$450,000	16	\$167,000
Area 9	29	\$515,000	13	\$362,500	2	\$365,563	44	\$388,750	209	\$153,000
Area 10	44	\$499,000	19	\$378,000	3	\$339,000	66	\$425,000	64	\$256,500
Area 11	22	\$169,250	13	\$196,333	9	\$280,000	44	\$199,542	55	\$146,000
Area 12	2	\$204,500	1	\$269,000	0	NA	3	\$225,000	0	NA
Area 13	5	\$225,000	5	\$240,000	2	\$219,000	12	\$232,500	12	\$196,000
Citywide	175	\$321,000	87	\$279,000	47	\$248,000	309	\$284,000	656	\$170,500

**1995 Cambridge Housing Sales:
Number of Sales & Median Prices by Neighborhood**

	Single Family		Two Family		Three Family		1-3 Family		Condominium	
	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price
Area 1	6	\$101,750	4	\$125,500	8	\$196,250	18	\$169,500	72	\$225,500
Area 3	15	\$157,000	6	\$159,750	5	\$193,000	26	\$163,250	6	\$113,830
Area 4	8	\$127,950	4	\$165,000	7	\$173,000	19	\$162,000	18	\$90,250
Area 5	8	\$169,500	9	\$278,000	8	\$266,500	25	\$243,875	41	\$198,000
Area 6	14	\$263,900	5	\$232,000	2	\$315,250	21	\$262,800	159	\$135,000
Area 7	8	\$224,500	4	\$306,250	1	\$277,500	13	\$277,500	33	\$182,000
Area 8	14	\$500,000	7	\$362,000	0	NA	21	\$435,000	29	\$177,000
Area 9	29	\$360,000	14	\$372,500	1	\$310,000	44	\$358,000	124	\$147,250
Area 10	29	\$537,500	13	\$340,000	1	\$415,000	43	\$415,000	75	\$192,500
Area 11	21	\$244,850	16	\$222,500	8	\$248,500	46	\$241,000	37	\$146,000
Area 12	1	\$212,500	1	\$225,000	0	NA	2	\$218,750	0	NA
Area 13	8	\$188,750	1	\$250,000	1	\$296,500	10	\$205,000	3	\$206,000
Citywide	161	\$275,250	84	\$263,000	42	\$226,500	288	\$260,250	597	\$159,000

**1994 Cambridge Housing Sales:
Number of Sales & Median Prices by Neighborhood**

	Single Family		Two Family		Three Family		1-3 Family		Condominium	
	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price
Area 1	14	\$162,000	4	\$157,000	1	\$136,500	19	\$162,000	42	\$274,000
Area 3	11	\$155,000	4	\$157,000	5	\$193,000	20	\$158,750	4	\$115,000
Area 4	7	\$160,000	4	\$166,750	7	\$178,000	18	\$168,500	7	\$158,500
Area 5	6	\$225,850	12	\$243,000	7	\$212,000	25	\$213,000	31	\$158,000
Area 6	13	\$320,000	9	\$227,500	6	\$377,500	28	\$316,000	100	\$150,250
Area 7	6	\$175,000	7	\$187,500	2	\$192,000	15	\$187,000	24	\$156,500
Area 8	9	\$370,000	2	\$340,000	1	\$300,000	12	\$354,000	11	\$173,400
Area 9	33	\$430,000	9	\$236,000	3	\$580,000	45	\$380,000	60	\$169,000
Area 10	35	\$570,000	23	\$405,000	0	NA	58	\$470,000	60	\$175,000
Area 11	18	\$178,500	23	\$215,000	11	\$223,800	52	\$215,000	30	\$167,500
Area 12	3	\$280,000	0	NA	0	NA	3	\$280,000	0	NA
Area 13	5	\$230,000	3	\$270,000	1	\$285,000	9	\$270,000	9	\$155,000
Citywide	160	\$305,000	100	\$235,000	44	\$214,000	304	\$246,250	378	\$169,000

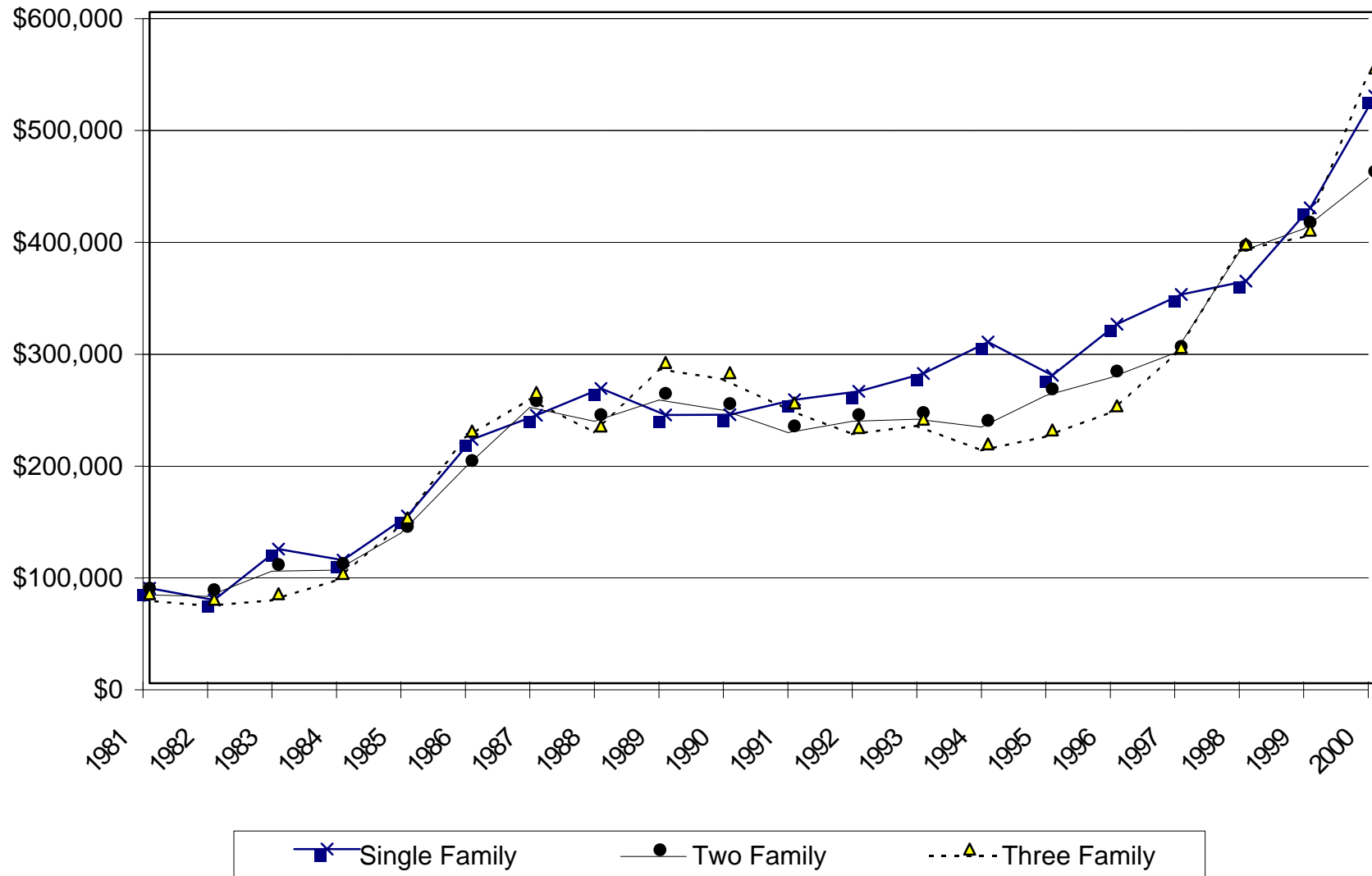
**1993 Cambridge Housing Sales:
Number of Sales & Median Prices by Neighborhood**

	Single Family		Two Family		Three Family		1-3 Family		Condominium	
	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price	Sales	Median Price
Area 1	5	\$90,000	4	\$150,500	2	\$155,000	11	\$125,000	45	\$255,000
Area 3	4	\$149,000	0	NA	2	\$141,000	6	\$149,000	1	\$86,500
Area 4	2	\$168,000	3	\$83,000	1	\$234,000	6	\$158,500	4	\$125,250
Area 5	11	\$210,500	12	\$237,500	2	\$270,000	25	\$240,000	33	\$139,000
Area 6	17	\$257,700	10	\$332,500	5	\$285,000	32	\$296,250	92	\$134,500
Area 7	4	\$127,250	8	\$155,000	0	NA	12	\$143,250	20	\$173,650
Area 8	6	\$346,100	2	\$632,500	1	\$835,000	9	\$360,000	16	\$157,000
Area 9	20	\$411,365	8	\$321,600	2	\$415,000	30	\$338,250	77	\$154,250
Area 10	25	\$487,000	21	\$360,000	2	\$262,000	48	\$441,250	43	\$186,000
Area 11	22	\$156,250	11	NA	5	\$225,000	38	\$212,500	25	\$155,000
Area 12	2	\$215,000	1	\$60,000	0	NA	3	\$190,000	0	NA
Area 13	2	\$219,475	6	\$199,850	0	NA	8	\$199,850	9	\$223,500
Citywide	120	\$277,000	86	\$242,000	22	\$236,000	228	\$255,000	365	\$160,000

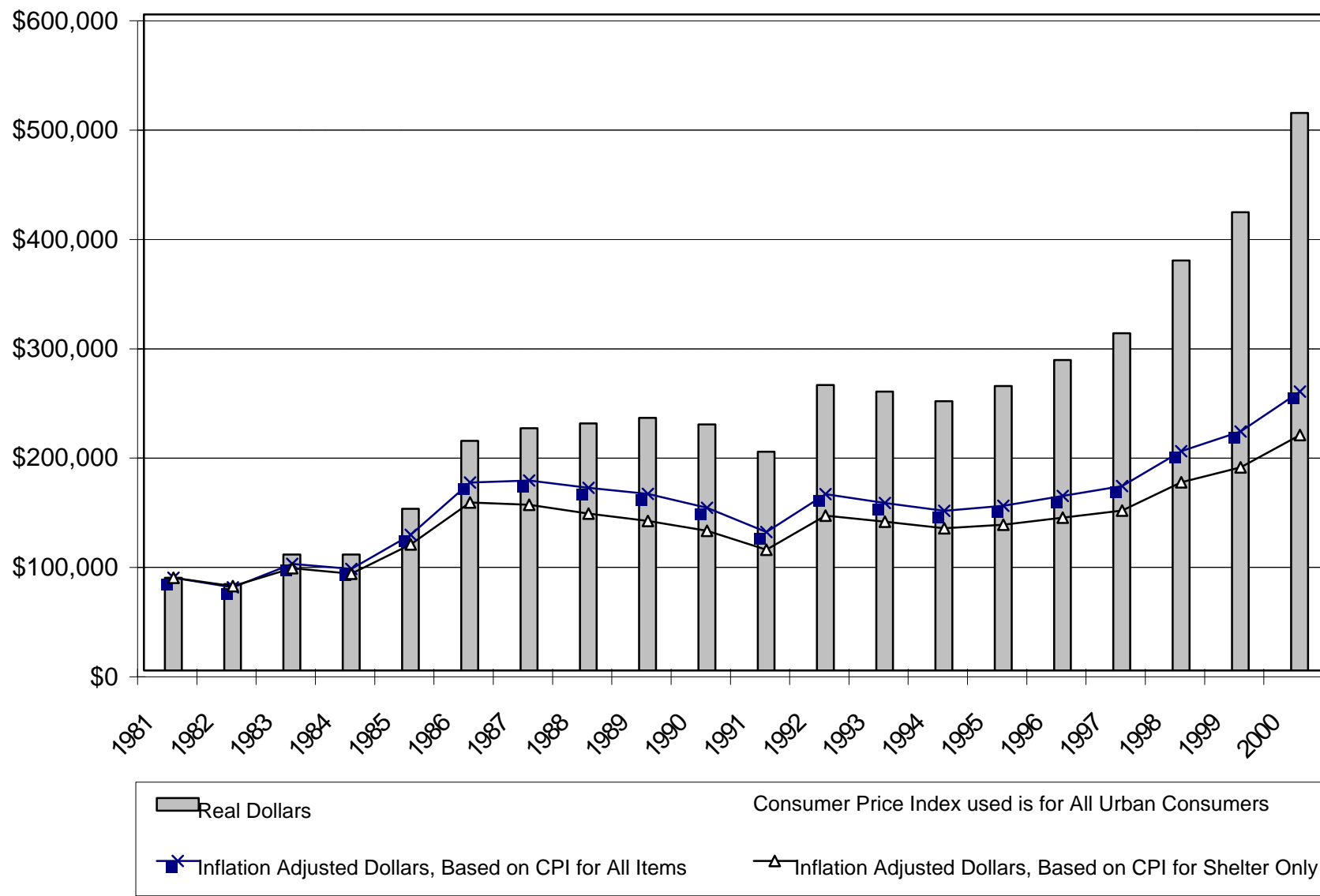
Cambridge Housing Prices: 1995 - 2000 Percent Change in Cambridge Median Housing Prices

	Single Family	Two Family	Three Family	All 1 - 3 Family	Condominiums
Area 1	92.6%	128.7%	117.8%	69.3%	81.8%
Area 3	95.8%	93.4%	138.3%	95.3%	104.3%
Area 4	211.8%	97.0%	61.4%	145.7%	119.4%
Area 5	124.5%	54.7%	97.7%	74.8%	55.3%
Area 6	152.9%	227.6%	152.2%	164.5%	100.0%
Area 7	100.7%	87.8%	112.6%	91.0%	86.8%
Area 8	35.0%	168.5%	NA	123.4%	87.0%
Area 9	76.5%	47.7%	87.1%	67.6%	107.1%
Area 10	53.5%	107.0%	112.0%	83.1%	74.5%
Area 11	60.1%	72.5%	104.0%	61.8%	71.2%
Area 12	34.1%	NA	NA	30.3%	NA
Area 13	157.0%	84.0%	NA	130.5%	54.1%
Citywide	90.7%	74.0%	142.8%	96.0%	90.3%

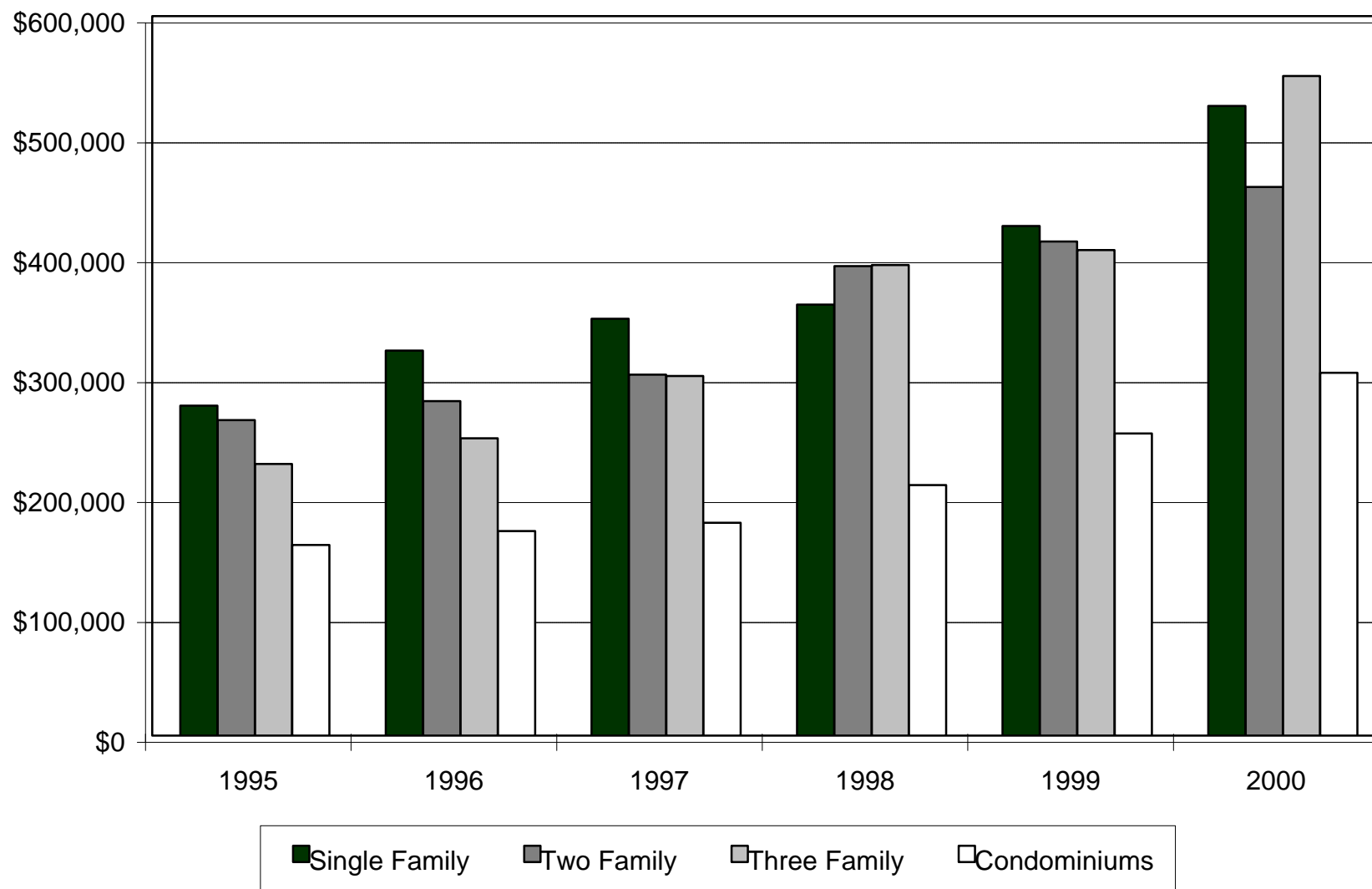
City of Cambridge: 1981 - 2000 Single, Two & Three Family Building Median Sales Prices



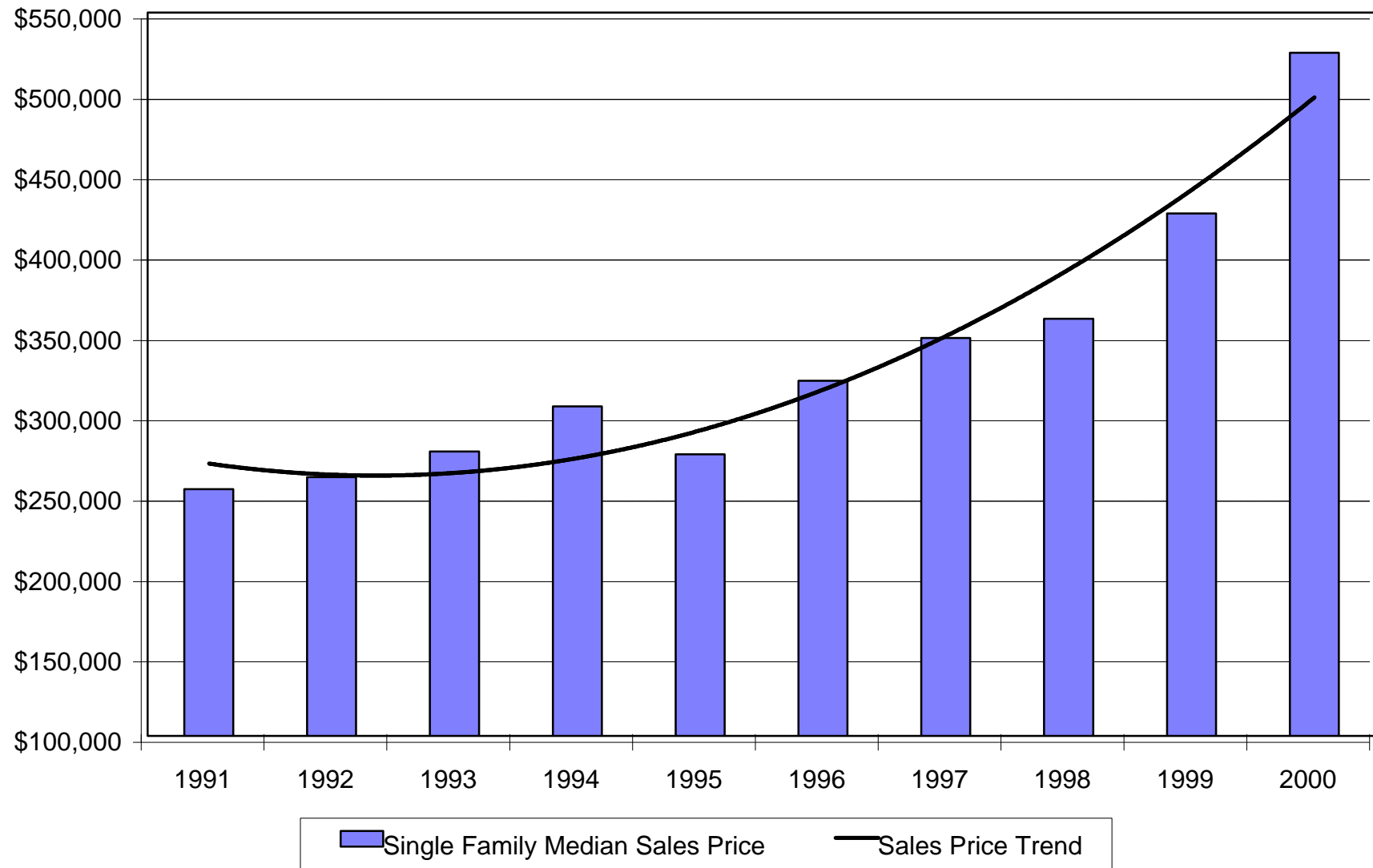
City of Cambridge: 1981 - 2000 One-to-Three Family Building Inflation Adjusted Median Sales Price



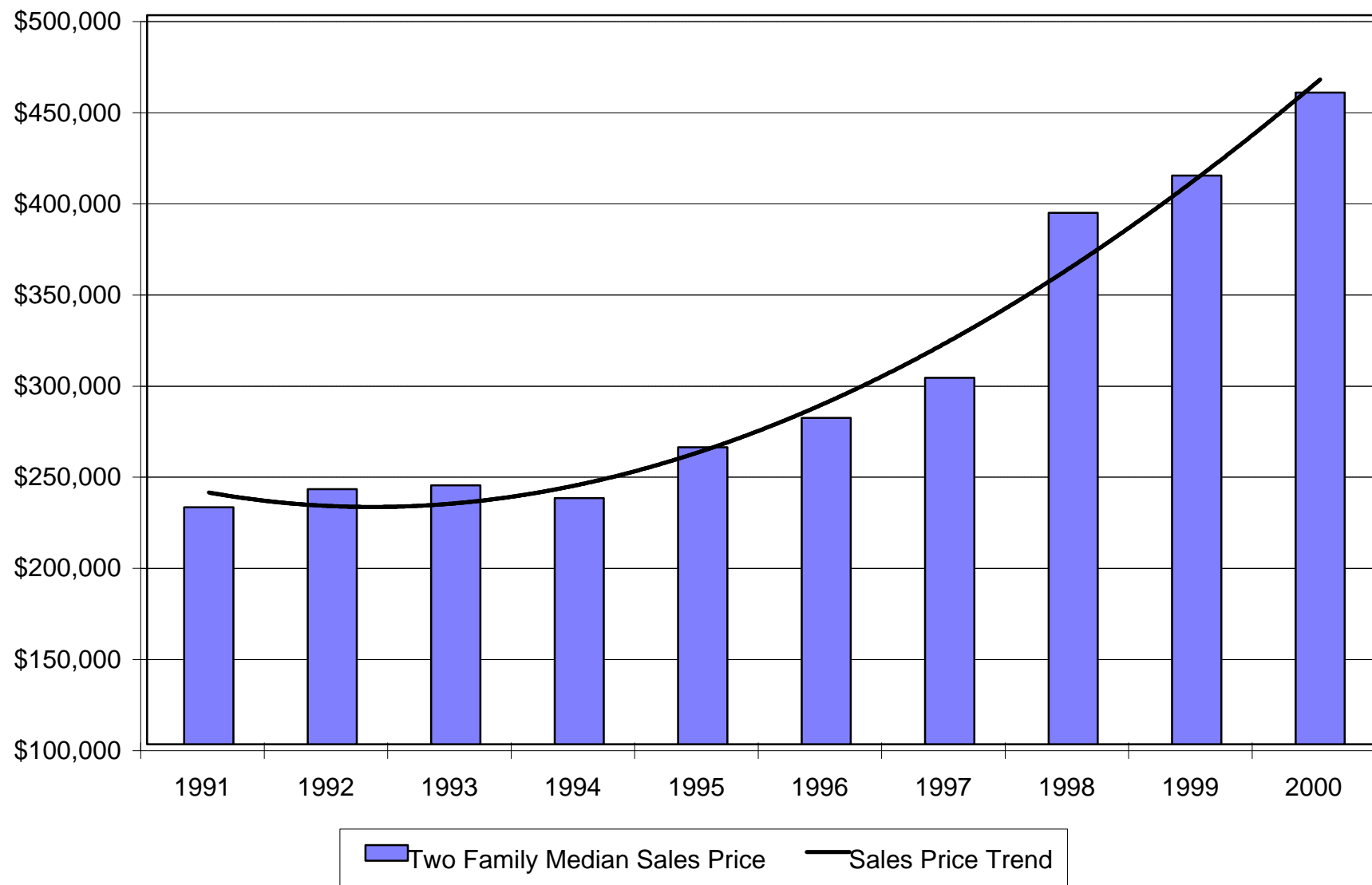
City of Cambridge: Comparison of 1995 - 2000 Single, Two & Three Family Building & Condominium Unit Median Sales Prices



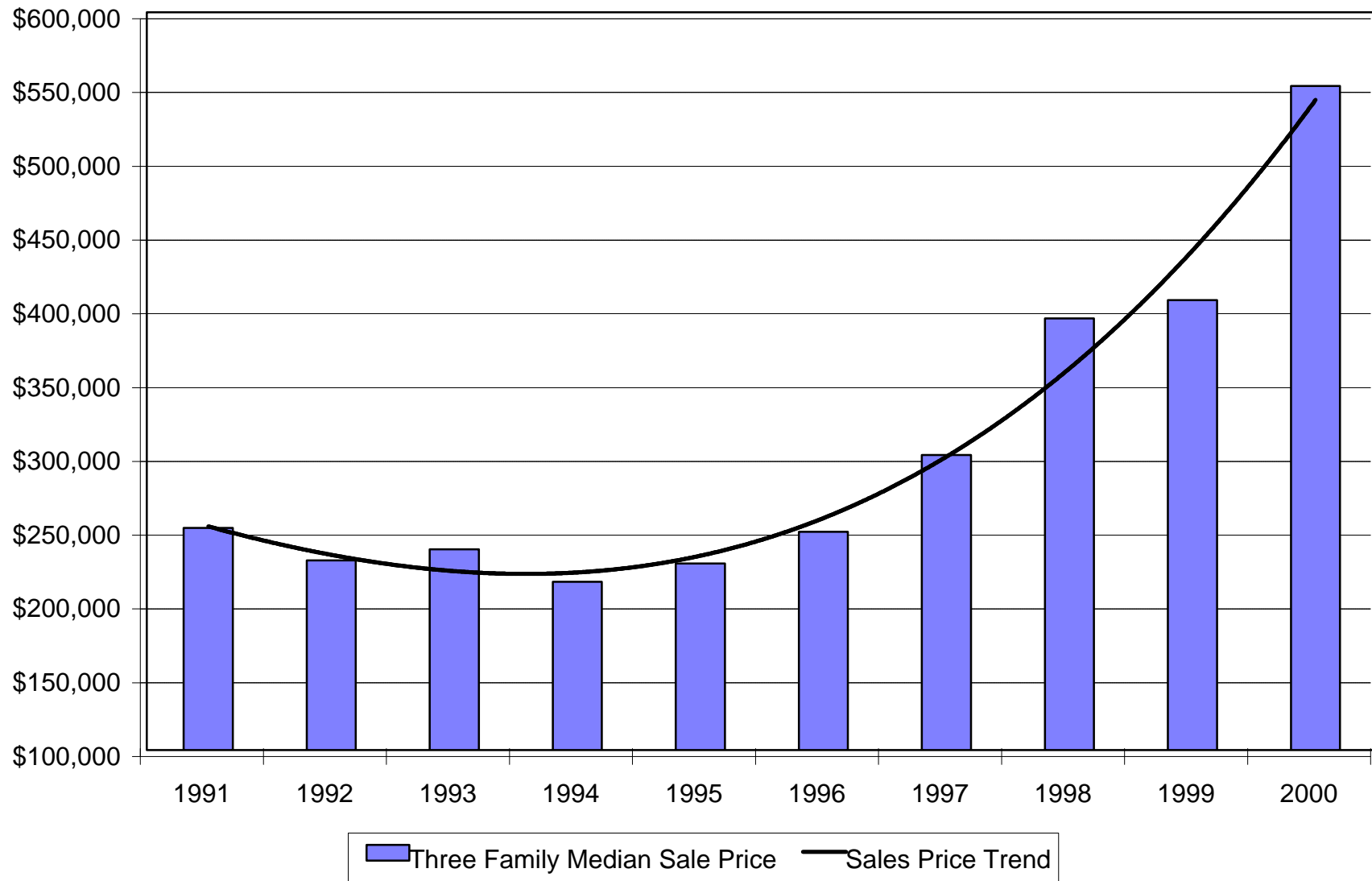
City of Cambridge: 1991 - 2000 Single Family Building Median Sales Price Trend



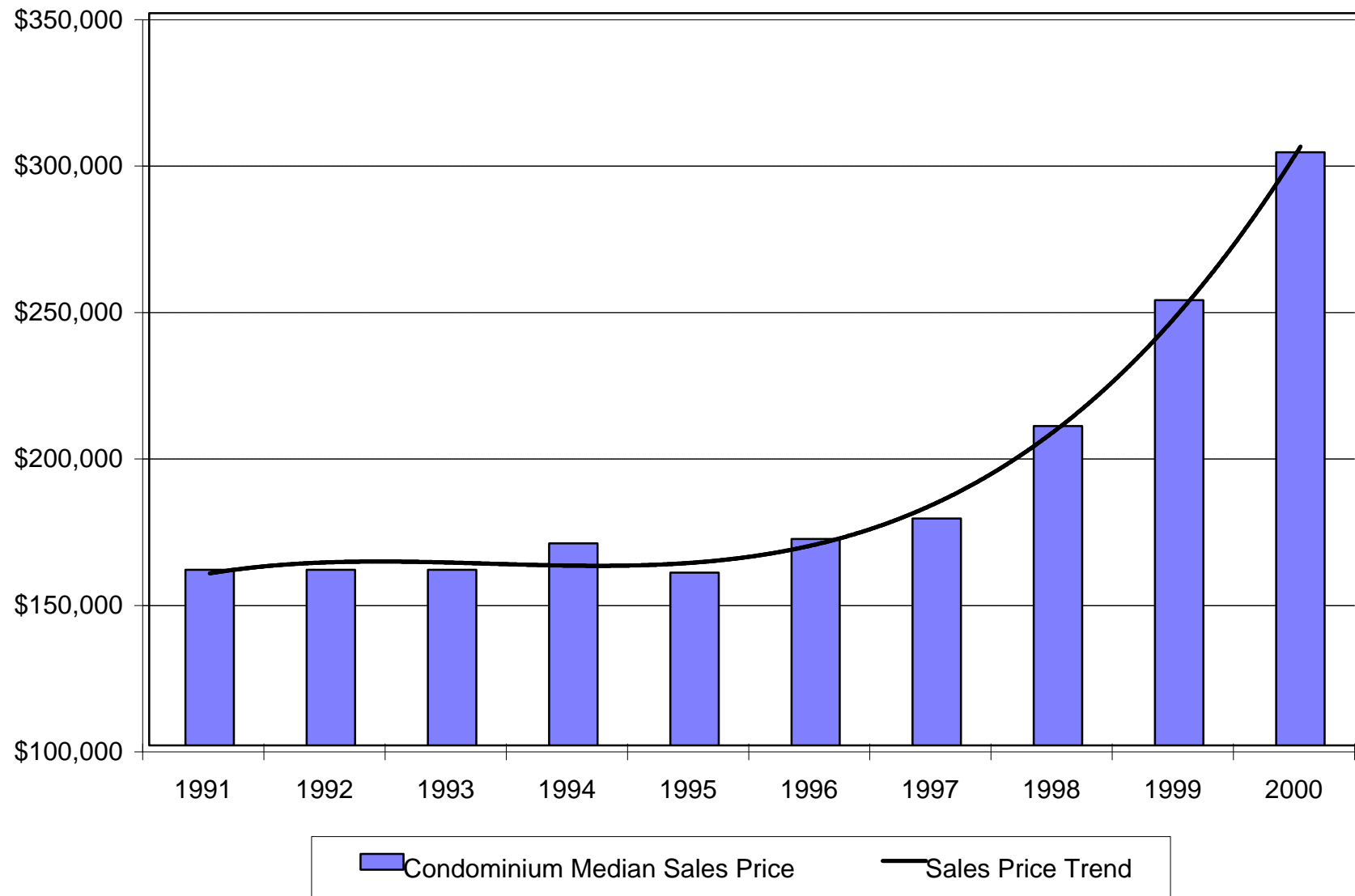
City of Cambridge: 1991 - 2000 Two Family Building Median Sales Price Trend



City of Cambridge: 1991 - 2000 Three Family Building Median Sales Price Trend



City of Cambridge: 1991 - 2000 Condominium Unit Median Sales Price Trend



Derivation of Cambridge Condominium Information

1. Information on the construction and conversion of condominium buildings derives from data provided by the Cambridge Assessor's office and the Cambridge Inspectional Services Department.
2. The Assessor's office records the year of construction of condominium buildings and the date of sale of the first condominium unit. Since the first unit sale need not occur shortly after completion of construction, all instances where the dates of construction and filing differ by three or fewer years are presumed to represent cases of new construction, not condominium conversion. All cases where the dates differ by four or more years are presumed to represent instances of conversion of existing buildings to condominium use. In selected cases Inspectional Services records verified the year of completion of construction.
3. The Assessor's office continually updates and corrects its records. In addition, the year of conversion is now treated as the year in which a unit first changes ownership, rather than the year of master deed filing, as was previously the case. Therefore, the reported number of buildings converted or constructed in a given year will experience fluctuations over time.

**City of Cambridge:
1970 - 2000 Condominium Construction & Conversion**

Year	New Buildings¹	New Units¹	Converted Buildings²	Converted Units²
1970	1	2	0	0
1971	0	0	4	60
1972	2	34	3	82
1973	3	92	7	81
1974	0	0	8	211
1975	0	0	4	28
1976	1	31	5	92
1977	2	10	20	448
1978	2	13	21	275
1979	1	49	39	621
1980	6	174	31	419
1981	0	0	34	628
1982	4	66	33	138
1983	1	2	41	202
1984	0	0	35	94
1985	5	145	54	196
1986	9	100	103	295
1987	11	49	76	236
1988	12	233	65	371
1989	9	754	64	406
1990	4	17	46	238
1991	1	4	19	69
1992	1	4	28	78
1993	1	3	14	34
1994	2	20	20	49
1995	3	30	42	247
1996	4	13	34	156
1997	4	14	51	158
1998	0	0	60	270
1999	5	58	87	331
2000	2	21	85	308
Year Unknown	2	27	7	59
Total	98	1,965	1,140	6,880

1. Based on year built, not year master deed filed.

2. Year of conversion reflects year first unit sold, rather than year of master deed filing as was formerly the case

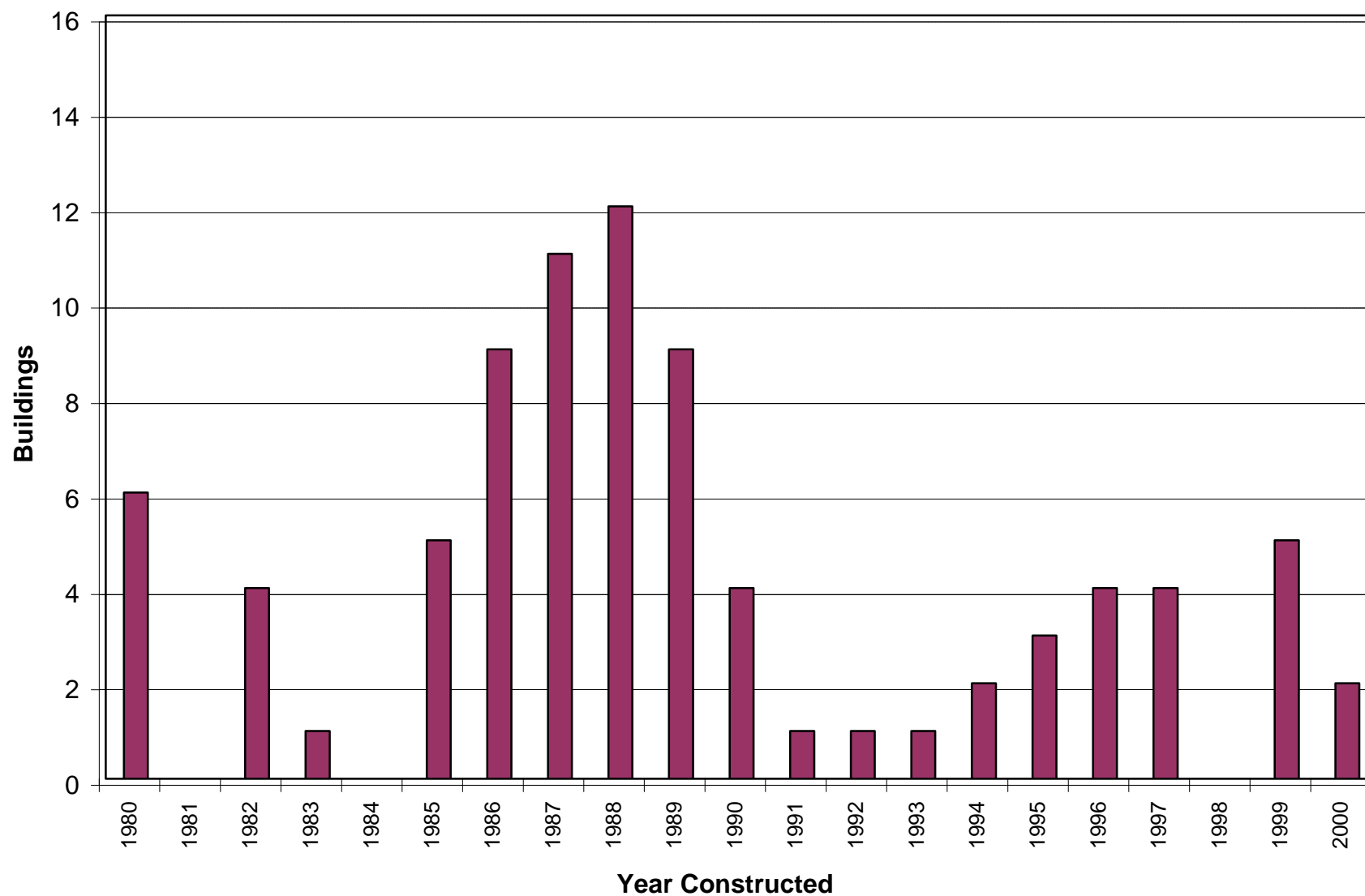
City of Cambridge: Condominium Construction & Conversion by Neighborhood

Neighborhood	New Buildings ¹	New Units ¹	Converted Buildings ²	Converted Units ²
East Cambridge	9	765	36	145
MIT	0	0	0	0
Wellington- Harrington	1	3	33	156
Area 4	6	51	54	265
Cambridgeport	12	154	135	581
Mid-Cambridge	16	171	248	2,086
Riverside	11	184	67	237
Agassiz	2	14	59	298
Area 9	15	258	176	1,534
Area 10	9	189	167	912
North Cambridge	10	98	139	564
Cambridge Highlands	1	3	2	40
Strawberry Hill	6	75	24	62
Total	98	1,965	1,140	6,880

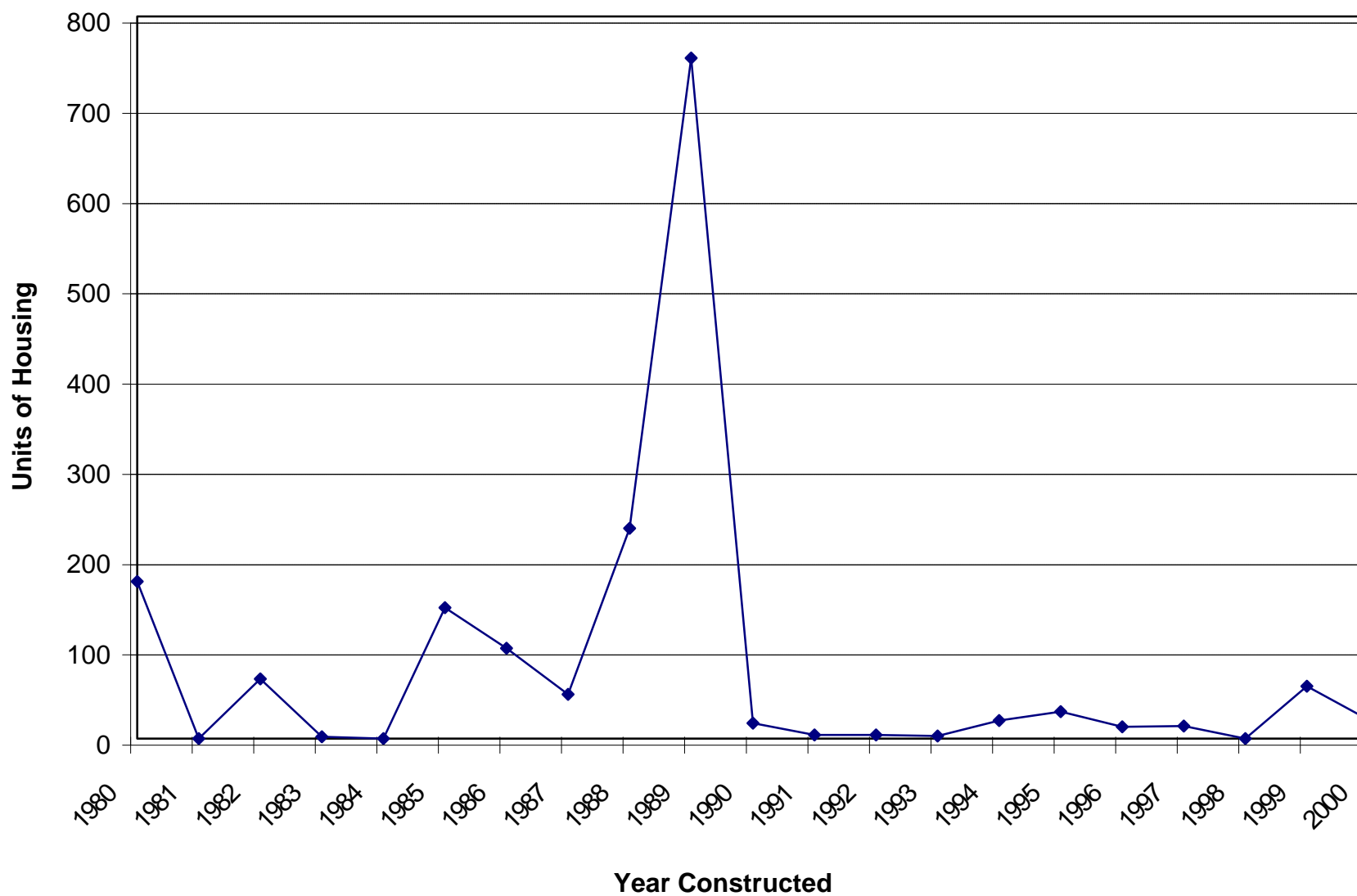
1. Based on year built, not year master deed filed.

2. Year of conversion reflects year first unit sold, rather than year of master deed filing as was formerly the case.

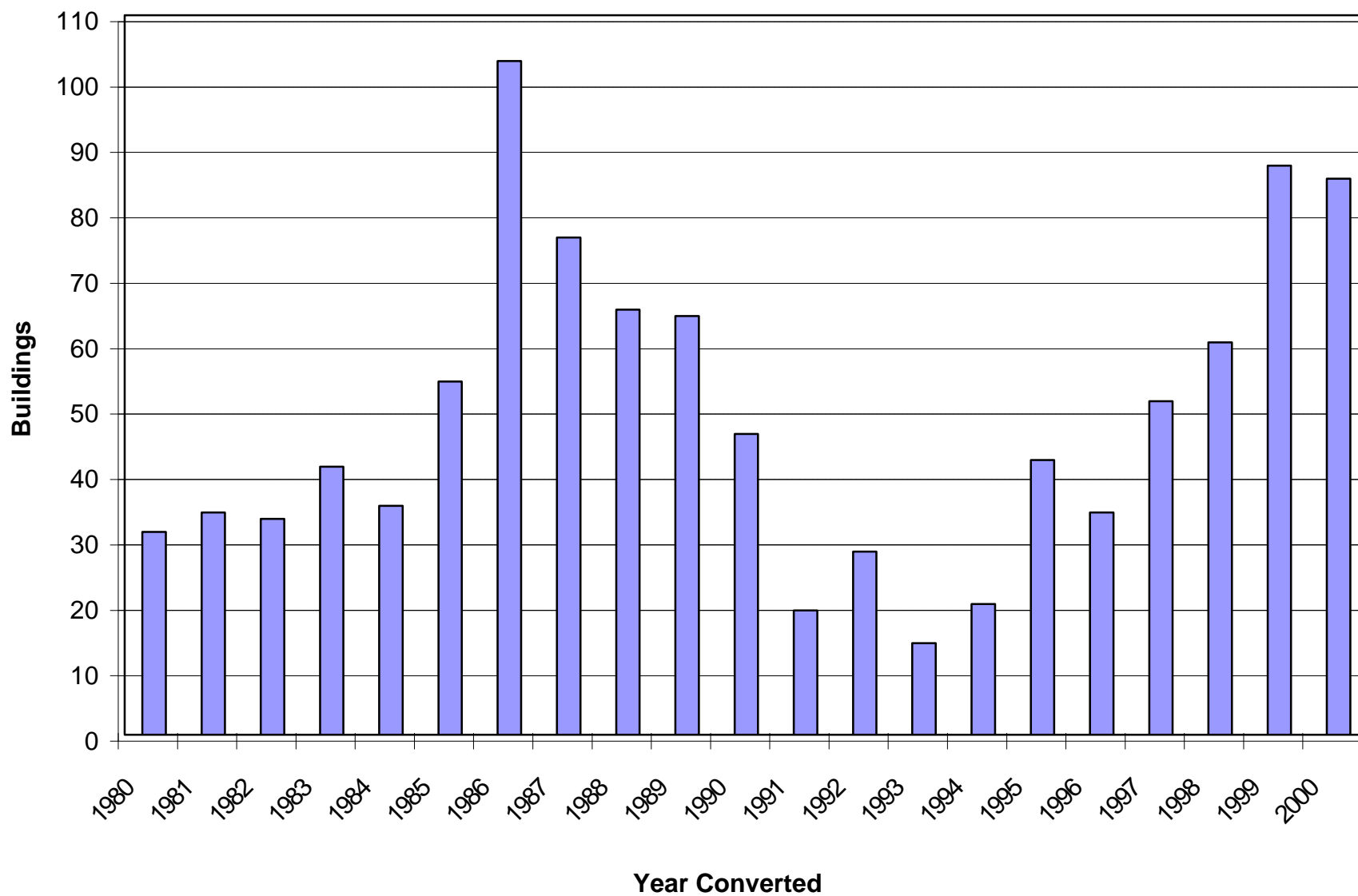
City of Cambridge: 1980 - 2000 Newly Constructed Condominium Buildings



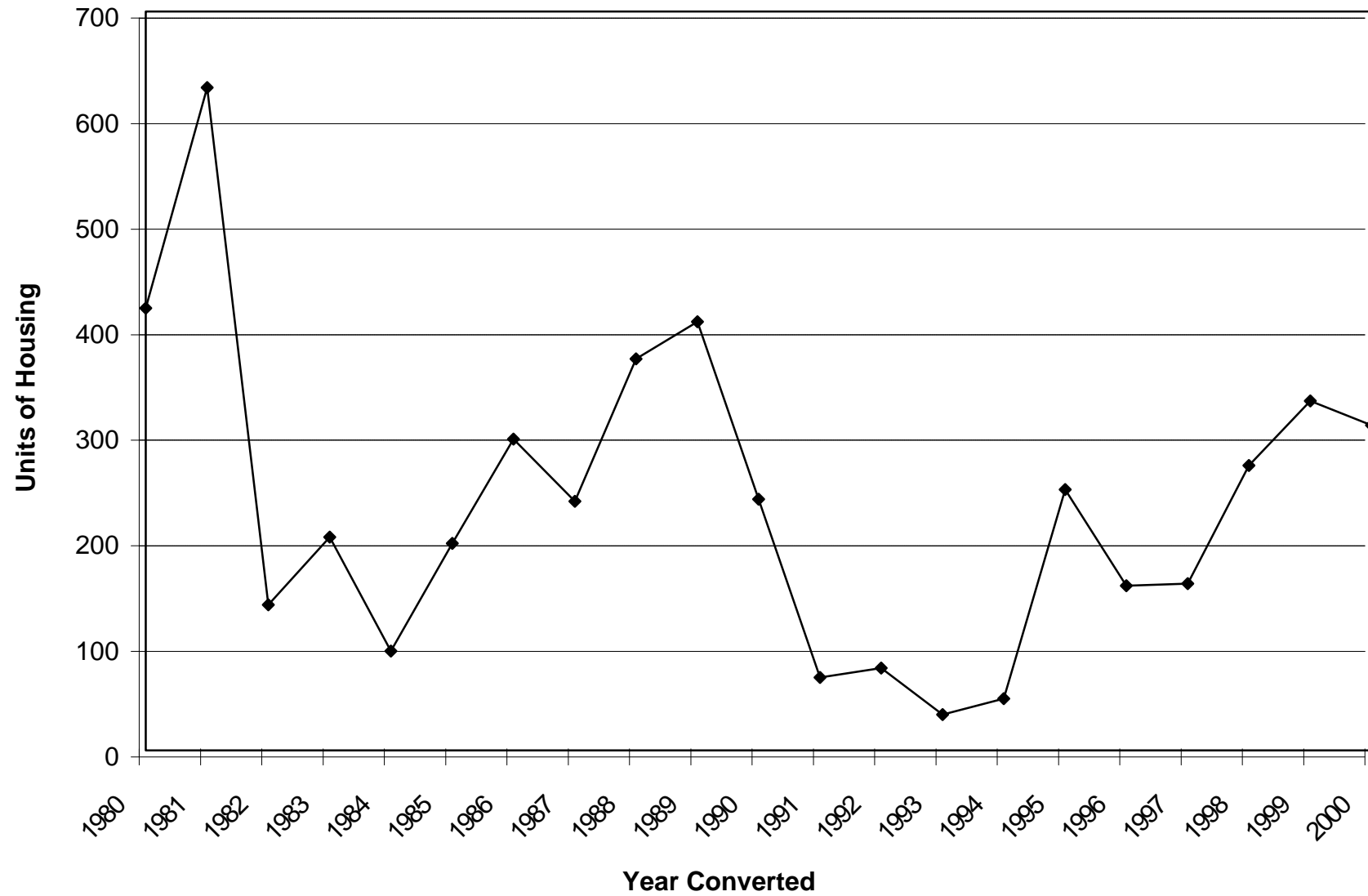
City of Cambridge: 1980 - 2000 Newly Constructed Condominium Units



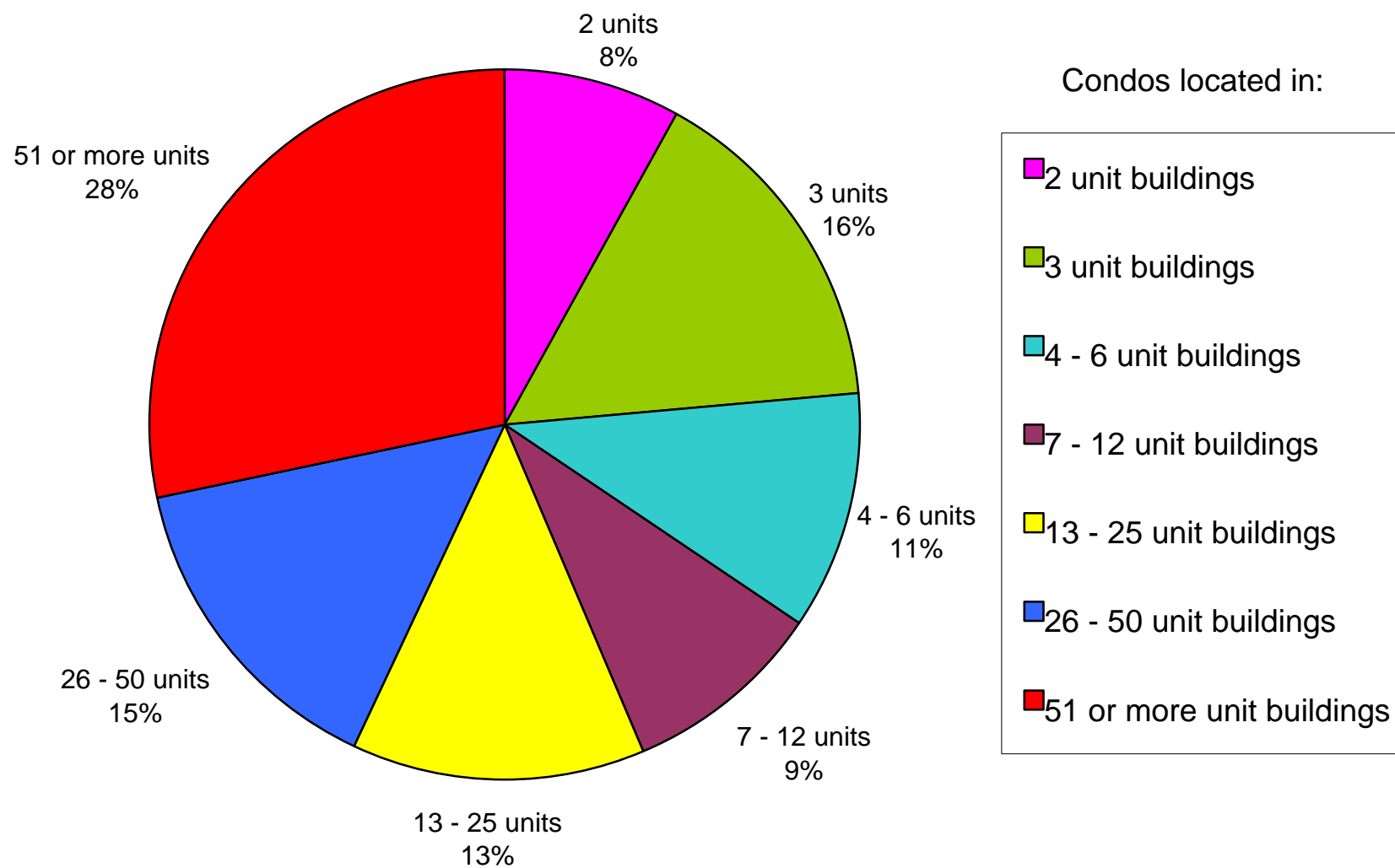
City of Cambridge: 1980 - 2000 Buildings Converted to Condominiums



City of Cambridge: 1980 - 2000 Residential Units in Buildings Converted to Condominiums

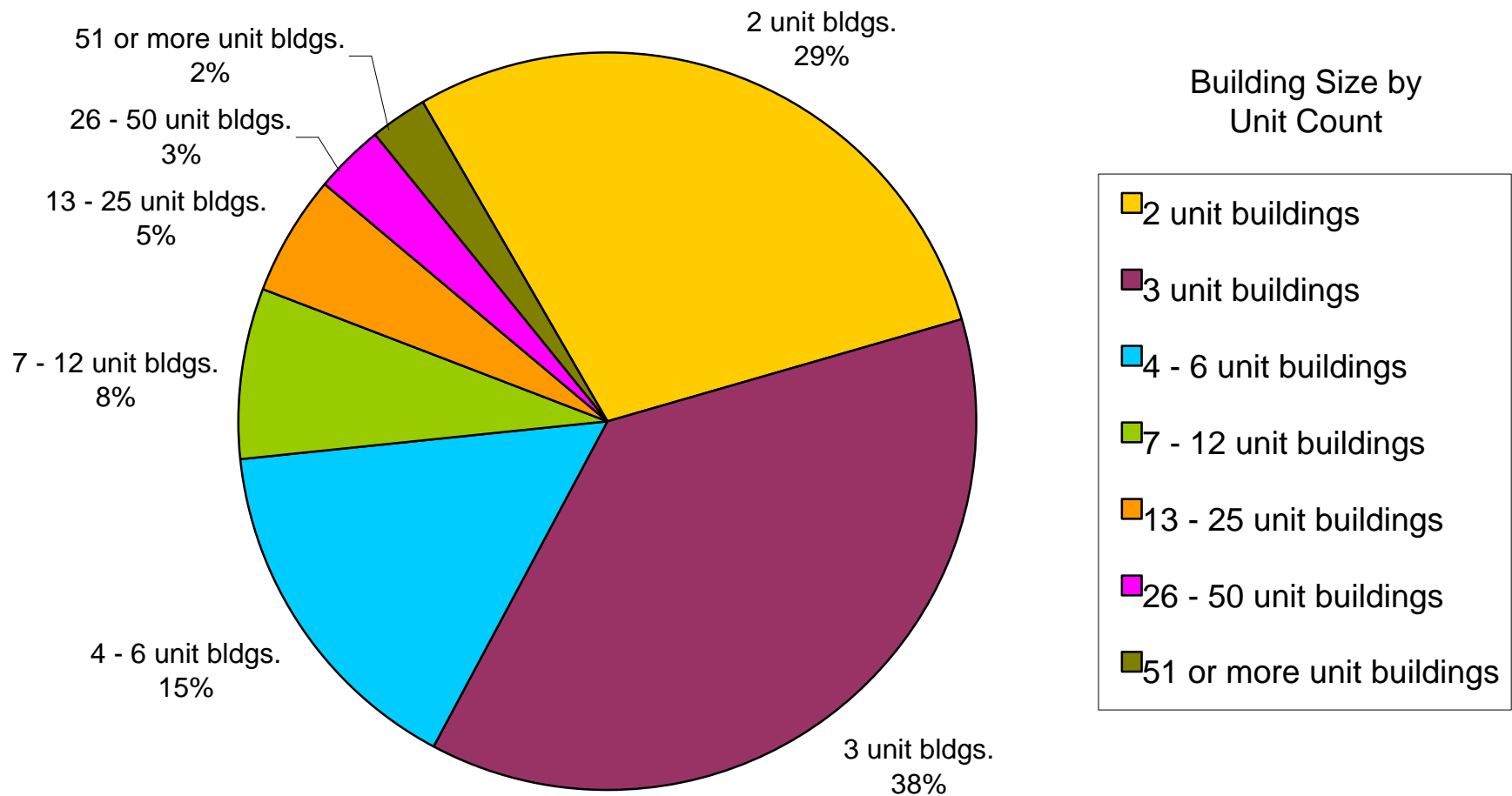


Condominium Units by Building Size: 1970 - 2000 Stock



Condominium Buildings by Number of Units: 1970 - 2000 Stock

Building Size by
Unit Count



City of Cambridge: 1990 - 2001 Typical Citywide Housing Rents

Estimated Average Rents by Apt. Size

Source ¹	Date	1 BR Unit	2 BR Unit	3 BR Unit	Average of All Units
Information on Prices Asked²					
<i>CDD Housing Challenges</i> ³	1990	\$650	\$950	\$1,150	NA
<i>Harvard Housing Office</i> ⁴	1995 - 96	\$927	\$1,298	\$1,544	NA
<i>CDD Rent Survey</i> ⁵	1/96	\$913	\$1,163	\$1,405	NA
<i>CDD Rent Survey</i> ⁵	7/97	\$1,000	\$1,200	\$1,500	NA
<i>CDD Rent Survey</i> ⁵	7/98	\$1,050	\$1,600	\$1,800	\$1,600
<i>CDD Rent Survey</i> ⁵	9/99	\$1,150	\$1,600	\$2,000	\$1,623
<i>CDD Rent Survey</i> ⁵	8/00	\$1,383	\$1,817	\$2,000	NA
<i>Harvard Housing Office</i> ⁶	8/00	\$1,310	\$1,879	\$2,158	NA
<i>Harvard Housing Office</i> ⁶	6/01	\$1,470	\$1,950	\$2,390	NA
<i>CDD Rent Survey</i> ⁵	8/01	\$1,450	\$1,900	--	NA
Information on Prices Paid⁷					
<i>Rental Housing Assn.</i> ⁶	1994	NA	NA	NA	\$891
<i>Rental Housing Assn.</i> ⁶	1995	NA	NA	NA	\$937
<i>Rental Housing Assn.</i> ⁶	1996	NA	NA	NA	\$933
<i>Rental Housing Assn.</i> ⁶	1997	NA	NA	NA	\$1,025
<i>Atlantic Marketing Medians</i> ⁶	mid-1997	\$640	\$912	\$1015	\$834

Sources: *Atlantic Marketing Research*, 1997; *Boston Globe*, 1998, 1999; *Cambridge Community Development Dept.*, 1996 - 2001; *Harvard University Housing Office*, 1995 - 1996, 2000, 2001; *Rental Housing Association*, 1994 - 1997; *Cambridge Community Development Dept.*, *Cambridge Housing Challenges*, 1990.

1. Due to the differing manner in which each data provider developed its information, conclusions based on comparisons between figures drawn from two or more sources should be made with caution.

2. The rent prices shown in the first section of the table reflect current market prices quoted by landlords seeking to rent apartments or by realtors acting as their agents.
3. Preparation of the Cambridge Housing Challenges report included interviews with real estate brokers about rents and rental conditions.
4. These figures represent an average of all listings gathered from the Harvard Housing Office during the period 11/1/95 through 10/31/96.
5. Unless otherwise noted, the figures for one, two and three bedroom units are based upon the results of informal Cambridge Community Development Department surveys, where several realtors were called and the figures quoted for typical rents were averaged together to develop the numbers stated above. The rents listed for 1998 and 1999 are the average of the rents asked by apartments advertised through Boston Globe ads. The 1998 figures derive from ads run on June 28, July 12 and August 9. The 1999 figures derive from ads run on June 6, June 30 and July 18. The Community Development Department did not compute an average rent as part of the 1996, 1997, 2000 or 2001 rent surveys.
6. The prices quoted here represent the average rents for privately owned apartments listed for rental by the Harvard Housing Office on August 2000 and June 2001
7. The rent prices shown in the second section of the table reflect the amounts paid by persons currently renting units in Cambridge at the time of each survey. As such, they do not reflect the prices sought from new tenants.
8. The average rents quoted by the RHA are for all units owned by RHA members and located in the 02138, 01239 and 02140 area codes, an area which excludes the East Cambridge, Wellington-Harrington and part of the Area 4 neighborhoods. Unlike other sources, the RHA does not break out rents by apartment size.
9. Unlike information shown elsewhere in the table, these figures are median rents. The rents derive from data collected for the study entitled "The Effects of The Termination of Rent Control" performed for the Cambridge Community Development Dept. by Atlantic Marketing Research during the Summer of 1997. The survey contacted approximately 950 renters residing in Cambridge. Approximately half of the interviews occurred with tenants in decontrolled units and half in units never subject to rent control.

City of Cambridge: 1999 Typical Rents by Neighborhood

Neighborhood	<u>Apartment Size</u>		
	1 BR Unit ¹	2 BR Unit ¹	3 BR Unit ¹
<i>East Cambridge (Area 1)</i>	\$1,984	\$2,825	No Ads
<i>Area 2</i>	No ads	No ads	No ads
<i>Wellington-Harrington (Area 3)</i>	Less than 3 ads	Less than 3 ads	Less than 3 ads
<i>Area 4</i>	Less than 3 ads	Less than 3 ads	Less than 3 ads
<i>Cambridgeport (Area 5)</i>	\$1,183	\$1,561	\$2,900
<i>Mid-Cambridge (Area 6)</i>	\$1,271	\$1,600	\$2,575
<i>Riverside (Area 7)</i>	Less than 3 ads	Less than 3 ads	Less than 3 ads
<i>Agassiz (Area 8)</i>	\$1,190	\$1,786	\$1,788
<i>Area 9</i>	\$1,404	\$1,940	\$2,575
<i>Area 10</i>	\$1,337	\$1,636	Less than 3 ads
<i>North Cambridge (Area 11)</i>	Less than 3 ads	\$1,512	\$1,800
<i>Cambridge Highlands (Area 12)</i>	No ads	No ads	No ads
<i>Strawberry Hill (Area 13)</i>	No ads	No ads	No ads
<i>Center Square²</i>	No ads	\$1,414	Less than 3 ads
<i>Harvard Square²</i>	\$1,347	\$1,769	\$2,111
<i>Inman Square²</i>	Less than 3 ads	\$1,176	Less than 3 ads
<i>Kendall Square²</i>	\$1,026	Less than 3 ads	Less than 3 ads
<i>Porter Square²</i>	\$1,204	\$1,606	\$1,740

Sources: *Boston Globe* real estate advertisements, June 6, June 20, and July 18, 1999.

1. All figures based on three or more advertisements. Realtors called for street locations of advertised units. All figures reflect current market prices quoted by landlords seeking to rent apartments or by realtors acting as their agents.
2. Ads self-identified as to location in or near one of the major squares located in Cambridge.

**City of Cambridge:
1996 - 2001 Housing Starts & Units Removed from Housing Stock**

Year¹	Units Added	Units Lost	Net Change	Projects Adding Units	Projects Removing Units
1996	544	13	531	24	5
1997	508	16	492	29	10
1998	127	33	94	24	10
1999	216	8	208	24	3
2000	622	6	616	28	5
2001 YTD²	244	1	202	12	1

Sources: *Cambridge Assessing Department, 2001*; *Cambridge Inspectional Services Department Major Project Summary Reports, 2001*.

1. The date reflects the year a building permit was first issued for a development project. These figures may omit projects initiated during the pertinent time period that added or removed units to the housing stock.
2. Includes data through September 2001.